



# ARIZONA HOUSE OF REPRESENTATIVES

Fifty-sixth Legislature  
First Regular Session

House: GOV DP 9-0-0-0

---

## **HB 2547: zoning ordinances; property rights; costs**

**Sponsor: Representative Toma, LD 27**

**House Engrossed**

### **Overview**

Requires the legislative body of a municipality (Body) to consider a housing impact statement (Statement) before adopting any zoning ordinance or zoning ordinance text amendment (Ordinance).

### **History**

Under current law, the Body must consider the individual property rights and personal liberties of the residents of the municipality before adopting any zoning ordinance in accordance with the Arizona Constitution ([A.R.S. § 9-462.01](#)).

Currently, the Body must consider the probable impact of a proposed Ordinance on the cost to construct housing for sale or rent before adopting any Ordinance ([A.R.S. § 9-462.01](#)).

### **Provisions**

1. Repeals statute that required the Body to consider the impact of a proposed Ordinance on the cost to construct housing for sale or rent before adopting any Ordinance. (Sec. 1)
2. Requires the Body to consider a Statement regarding the impact of an Ordinance and include the following in the Statement:
  - a) A general estimate of the probable impact on the average cost to construct housing for sale or rent within the zoning districts to which the Ordinance applies;
  - b) A description of any data or reference material on which the proposed Ordinance is based;
  - c) A description of any less costly or less restrictive alternative methods of achieving the purpose of the proposed Ordinance. (Sec. 1)
3. Makes conforming changes. (Sec. 1)

<input type="checkbox"/> Prop 105 (45 votes)	<input type="checkbox"/> Prop 108 (40 votes)	<input type="checkbox"/> Emergency (40 votes)	<input type="checkbox"/> Fiscal Note
--	--	---	--------------------------------------